



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur*  
Director

### STAFF REPORT

**November 21, 2013**

**REQUEST:** City Council Bill #13-0259/ Zoning – Conditional Use Parking, Open Off-Street Area – 316 South Loudon Avenue

**RECOMMENDATION:** Amendment and Approval, with the following amendment:

- That the site plan dated April 1, 2013 as revised and approved August 8, 2013 is attached to, and made part of, the legislation.

**STAFF:** Martin French

**PETITIONER(S):** Councilmember Helen L. Holton, at the request of Sabian and Associates LLC

**OWNER:** Ivan Feit

#### **SITE/GENERAL AREA**

**Site Conditions:** 316 South Loudon Avenue is located on the west side of Loudon Avenue approximately 152 feet south of the intersection with Frederick Avenue. The property is zoned B-2-2 and is unimproved.

**General Area:** The property is located immediately south of a long-established small commercial strip which runs along both sides of Frederick Avenue west of this location. Behind the commercial structures lining Frederick Avenue, residential neighborhoods developed in the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries are variously made up of single-family detached, semi-detached, and attached housing with some other uses such as schools and churches included. Across Loudon Avenue from this property is the northwestern corner of the Loudon Park Cemetery. South of this property is a U.S. Post Office with its associated parking lot.

#### **HISTORY**

This property was formerly part of the Urban Renewal Area governed by the Irvington Business Area Urban Renewal Plan, which was adopted in April 1988 and expired in April 2008. That plan designated this property as part of a Community Business area. The current zoning has continued unchanged since its adoption as part of comprehensive rezoning of the City in 1971.

#### **CONFORMITY TO PLANS**

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Earn Goal 1, Objective 7: Retain and attract business in

Hospitality and Tourism, and with Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, since the bill would authorize off-street parking resources for a proposed banquet hall.

## **ANALYSIS**

Project: This proposal is to provide open-air parking for a proposed banquet hall approximately 225 feet north of this property at 3932-3934 Frederick Avenue, which is on the northeast corner of the intersection of Loudon and Frederick Avenues. This bill was introduced as a result of coordination with the surrounding community on provision of off-street parking to serve the banquet hall. The banquet hall property and this property are currently under common ownership and the bill's requestor would be the tenant, possibly the contract purchaser, of both properties in order to use them together for the benefit of patrons of the banquet hall.

Site Plan: The proposed site plan shows sixteen parking spaces provided, accessed from the 12 feet wide alley leading westward from South Loudon Avenue. The parking lot will be buffered by existing vegetation, as required by the Zoning Code under §10-308.

Amendments and Standards for Conditional Use: Staff recommends that the parking lot be developed according to the site plan dated April 1, 2013 as revised and approved August 8, 2013, and that it be attached to, and made part of, the legislation. Staff believes that the approved site plan will satisfy the required findings and required considerations for conditional uses under §§ 14-204 and 14-205 of the Zoning Code by providing an attractive parking lot that functions well. Specifically with regard to Zoning Code off-street parking requirements for banquet halls:

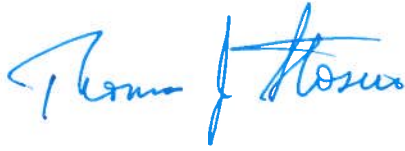
### **§14-204**

- Approval of this conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- The use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- The authorization is not otherwise in any way contrary to the public interest; and
- The authorization is in harmony with the purpose and intent of this article.

### **§14-205**

- The nature of the proposed site, including its size and shape, are adequate for a parking lot;
- There will be no negative impact to traffic patterns in the immediate area;
- Development of a parking lot will not impair the present and future development of this lot or the surrounding area;
- There will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, and other places of public gathering;
- There is adequate accessibility of the premises for fire and police protection;
- There is adequate light and air to the premises and to properties in the vicinity;
- Adequate utilities, access, drainage, and other necessary facilities have been or will be provided; and
- The design meets all other applicable standards and requirements of this article.

Community notification: Staff notified the Irvington Community Association and Saint Joseph Improvement Association of this action.

A handwritten signature in blue ink, appearing to read "Thomas J. Stosur". The signature is fluid and cursive, with a large initial "T" and "S".

**Thomas J. Stosur**  
**Director**